



WEST EARL TOWNSHIP PLANNING COMMISSION

Dean Weinhold, Chairman · Jennifer Prunoske, Vice Chairwoman
Janell Frazier, Secretary · Craig Miller, Member · Cameron Renehan
Ben Craddock, Township Engineer

Meeting Minutes August 17, 2021

The West Earl Planning Commission held their scheduled monthly meeting on Tuesday, August 17, 2021. Chairman Weinhold called the meeting to order at 7:00 PM.

Those members in attendance were:

Dean Weinhold, Chairman	Craig Miller, Member
Jennifer Prunoske, Vice Chairwoman	Cameron Renehan, Member
Janell Frazier, Secretary	Ben Craddock, Township Engineer

Attendees: Warren Nolt, Karen Stauffer, John Stauffer, Roger Fry of Fry Surveying, Inc., MH Hess, Michael Huntman and Tim Martin

Minutes

July 20, 2020 Minutes: A motion by Frazier second by Miller to approve the Planning Commission minutes of July 20, 2021 as submitted. Motion carried.

Public Comments

There was no public comment.

New Business

2021-6 Nolt's Produce: SALDO Waiver Requests. Property located at 138-151 E. Farmersville Road, Ephrata. Zoned R-2 and Ag, 23.056 acres. Proposes 39,424 sq ft addition. Roger Fry of Fry Surveying, Inc. spoke on behalf of his client.

WAIVERS: The developer is requesting the following waivers:

SALDO

- **Waiver of §155-9 – Preliminary Plan**
- **Waiver of §155-25.A(3) – Lot Depth to Width Ratio**
- **Waiver of §155.32.C(2) – Curbs in Parking Compound**
- **Waiver of §155-32.D(1) – Sidewalks**

ACTION ON PLAN – WAIVERS

Waiver of §155-9 – Preliminary Plan: A motion by Prunoske, second by Renehan to recommend a waiver of SALDO requirement §155-9 – Preliminary Plan to the Board of Supervisors. Motion carried.

Waiver of §155-25.A(3) – Lot Depth to Width Ratio: This waiver request was withdrawn. The proposed lot will have an agricultural use; therefore this section is not applicable.

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Waiver of §155-32.C(2) – Curbs in Parking Compound: A motion by Prunoske, second by Frazier to recommend a waiver of SALDO requirement §155-32.C(2) – Preliminary Plan to the Board of Supervisors, with the condition that concrete curb stops/bumper blocks be installed for parking spaces facing E. Farmersville Road. Motion carried.

ACTION ON PLAN – DEFERMENTS

Waiver of §155-32.D(1) – Sidewalks: A motion by Prunoske, second by Renehan to recommend a deferral of SALDO requirement §155-32.D(1) – Sidewalks to the Board of Supervisors. Motion carried.

Tim Martin - Special Exception Request: Parcel 210-93637-0-0000 (Intersection of Lauber Road and 9th Street). Zoned C2, 0.74 acres, applicant proposes to build 6 townhomes, each with its own lot. The applicant will also go before the Zoning Hearing Board. The Planning Commission took no action on this plan.

Adjournment: There being no other business before the Planning Commission, a motion by Prunoske second by Miller to adjourn the meeting at 7:45 PM. Motion carried.

Respectfully Submitted,

Benjamin Craddock, Township Engineer